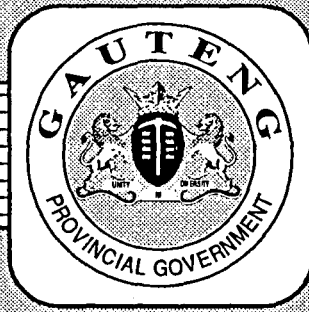


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

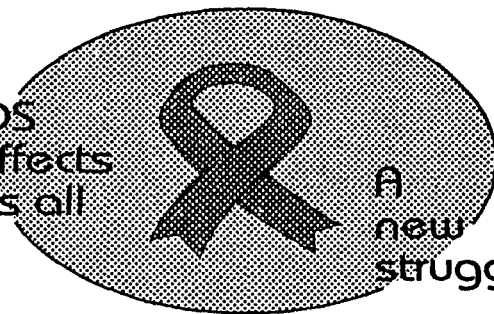
Vol. 12

PRETORIA, 1 DECEMBER 2006
DESEMBER

No. 430

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

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HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 3352**PERI-URBAN TOWN PLANNING SCHEME 404 AMENDMENT SCHEME**

Kungwini Local Authority hereby declares that it has approved an amendment, being an amendment of the Peri-Urban Town Planning Scheme 1975, comprising of the same land as included in the township Boardwalk Extension 7 in terms of the provisions of Section 125 of the Townships Ordinance, 1986 (Ordinance 15 of 1986)

Map 3 and scheme clauses of the amendment scheme are filed at the Grasdak Complex, Corner of Church Street and Feidas Street, Bronkhorstspuit and are open for inspection during office hours

Director Technical Services.



PLAASLIKE BESTUURSKENNISGEWING 3352

BUITESTEDELIKE GEBIEDE DORPSBEPLANNINGSKEMA 404 WYSIGINGSKEMA

Kungwini Plaaslike Bestuur verklaar hiermee dat 'n wysiging van die Buitestedelike Gebiede Dorpsbelanningskema 1975 deur hom goedgekeur is op dieselfde eiendom waarop die dorp Boardwalk Uitbreiding 7 geleë is ingevolge Artikel 125 van Ordonnansie op Dorpsbeplannings en Dorpe, 1986 (Ordonnansie 15 van 1986).

Kaart 3 en die skemaklousules van die wysigingskema lê ter insae by die Grasdakkompleks, hoek van Kerk en Feidastraat, Bronkhorstspuit gedurende kantoorure

Direkteur Tegniese Dienste

LOCAL AUTHORITY NOTICE 3353

KUNGWINI LOCAL AUTHORITY DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103 of the Townplanning and Townships Ordinance (Ordinance 15 of 1986) Kungwini Local Authority hereby declares Boardwalk Extension 7 to be an approved township subject to the conditions set out in annexure hereto.

ANNEXURE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY C-MAX INVESTMENTS (PROPRIETARY) LIMITED NR. 2001/017743/07 (HEREAFTER REFERRED TO AS THE APLICANT/TOWNSHIP OWNERS) UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 109 (PORTION OF PORTION 97) OF THE FARM TWEEFFONTEIN 372-JR HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

- 1.1 **NAME**
The name of the township shall be BOARDWALK EXTENSION 7.
- 1.2 **DESIGN**
The township shall consist of two erven as indicated on General Plan SG 811/2004.
- 1.3 **DISPOSAL OF EXISTING CONDITIONS**
All erven shall be made subject to the following conditions and servitudes:
 - 1.3.1. The reservation of Mineral Rights in favour of VANBEND ESTATES (PROPRIETARY) LIMITED, as will more fully appear from Certificate of Mineral Rights No. 351/1994 R.M. dated the 30th day of June 1964, which reservation is in respect of the Remaining Extent of OLYMPYS AGRICULTURAL HOLDINGS, situate on Portion 3 (a Portion of Portion A) of the Farm TWEEFFONTEIN No. 372, Registration Division J.R., Measuring 338,8519 Hectares;
 - 1.3.2. In terme van Artikel 32A van Wet 47 van 1937 en kragtens Notariële Akte van Sessie K735/2002S is die hierinvermelde eiendom onderhewig aan 'n sessie van serwituut, groot 2747 vierkante meter en aangetoon deur die figuur AaH op aangehegte diagram LG 810/2004 ten gunste van die City of Tshwane Metropolitan Council, soos meer volledig sal blyk uit die vermelde Notariële Akte met diagram LG 225/2001 daarby aangeheg.

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Which affect Erf 16 and Erf 17 excluding the following condition which does not affect the township:

- 1.3.3 Portion 3 (a Portion of Portion A) of the FARM TWEEFONTEIN NO. 372 (formerly No. 423) Registration Division J.R., situate in the district of PRETORIA (of which the Holding hereby transferred from a Portion) is subject to the following:

SUBJECT to an Order of the Water Court (Supreme Court) North district 21, dated Pretoria 22 November 1948, and 27 June 1949, as will appear from Servitude 620A/1949s.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Local Authority in terms of the provisions of the Town-planning and Township Ordinance, 1986.

2.1. ALL ERVEN

- (a) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 1 metre thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

3. CONDITIONS TO BE INCORPORATED IN THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION

(1) USE ZONE VII: BUSINESS 3

ERF 16 is subject to the following conditions:

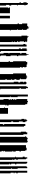
ZONING: Use zone VII – Business 3

DEVELOPMENT CONTROL Subject to the conditions contained in the Peri-Urban Areas Town Planning Scheme, 1975.

(2) USE ZONE IX: SPECIAL

Erf 17 is subject to the following conditions:

Zoning	:	Use zone IX – Special:
		Special for a car wash with its subservient, ancillary and associated uses
Coverage	:	40%
FSR	:	0,40
Height zone	:	1 storey
Parking	:	As per approved Site Development Plan



PLAASLIKE BESTUURSKENNISGEWING 3353

KUNGWINI PLAASLIKE OWERHEID VERKLARING VAN 'N GOEDGEKEURDE DORP

In terme van Artikel 103 van die Dorpe en Dorpsbeplanningordonnansie (Ordonnansie 15 van 1986) verklaar Kungwini Plaaslike Owerheid hiermee Boardwalk Uitbreiding 7 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes soos uiteengesit in die bylae:

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR C-MAX INVESTMENTS (EIENDOMS)BEPERK, NR. 2001/017743/07 (HIERNA DIE APPLIKANT/AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 109(GEDEELTE VAN GEDEELTE 97) VAN DIE PLAAS TWEEFONTEIN 372-JR TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is BOARDWALK UITBREIDING 7.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 811/2004.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan die volgende voorwaardes en serwitute:

1.3.1. The reservation of Mineral Rights in favour of VANBEND ESTATES (PROPRIETARY) LIMITED, as will more fully appear from Certificate of Mineral Rights No. 351/1994 R.M. dated the 30th day of June 1964, which reservation is in respect of the Remaining Extent of OLYMPYS AGRICULTURAL HOLDINGS, situate on Portion 3 (a Portion of Portion A) of the Farm TWEEFONTEIN No. 372, Registration Division J.R., Measuring 338,8519 Hectares;

1.3.3. In terme van Artikel 32A van Wet 47 van 1937 en kragtens Notariële Akte van Sessie K735/2002S is die hierinvermelde eiendom onderhewig aan 'n sessie van serwituut, groot 2747 vierkante meter en aangetoon deur die figuur AaH op aangehegte diagram LG 810/2004 ten gunste van die City of Tshwane Metropolitan Council, soos meer volledig sal blyk uit die vermelde Notariële Akte met diagram LG 225/2001 daarby aangeheg.

Welke voorwaardes Erf 16 and Erf 17 raak uitgesluit die volgende voorwaarde wat nie die dorp raak nie:

1.3.3 Portion 3 (a Portion of Portion A) of the FARM TWEEFONTEIN NO. 372 (formerly No. 423) Registration Division J.R., situate in the district of PRETORIA (of which the Holding hereby transferred from a Portion) is subject to the following:

SUBJECT to an Order of the Water Court (Supreme Court) North district 21, dated Pretoria 22 November 1948, and 27 June 1949, as will appear from Servitude 620A/1949s.

2. TITELVOORWAARDES

Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)

2.1 ALLE ERWE

(a) Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en ten gunste van die plaaslike bestuur langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.

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- (b) Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelboom mag binne die gebied van sodanige serwituut of binne die gebied van sodanige serwituut of binne 'n afstand van 2 (twee) meter daarvan geplant word nie.
- (c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeë dunde noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade, vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

3. **VOORWAARDES WAT INGESLUIT MOET WORD IN DIE DORPBEPLANNINGSSKEMA IN TERME VAN ARTIKEL 125 VAN ORDONNANSIE 15 VAN 1986, AANVULLEND TOT DIE VOORWAARDES VAN DIE BESTAANDE DORPBEPLANNINGSSKEMA**

(1) **GEBRUIK SONERING VII: BESIGHEID 3**

ERF 16 is onderhewig aan die volgende voorwaardes:

SONERING : Gebruik VII-Besigheid 3
ONTWIKKELINGSBEHEER. Onderhewig aan die voorwaardes van die Buitestedelike Gebiede Dorpsbelanningskema, 1975

(2) **GEBRUIK SONERING IX: SPESIAAL**

ERF 17 is onderhewig aan die volgende voorwaardes:

Sonering : Gebruik IX- Spesiaal:
Spesiaal vir 'n motorwassery met onderhawige, aanvullende en relevante gebruike

Dekking : 40%

FSR : 0,40

Hoogte sonering : 1 vlak

Parkering : Soos per goedgekeurde Terrein Ontwikkelings Plan

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
will be transferred to the
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as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:**Physical address:**

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Pretoria

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This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance
before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

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